

**City of Greensboro Planning Department  
Zoning Staff Report  
February 14, 2005 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** I

**Location:** South of Burnt Poplar Road west of South Chimney Rock Road.

**Applicant:** Hilltop Properties, LLC

**Owner:** Hilltop Properties, LLC

**Request:** Special Use Permit for a Refuse and Raw Materials Transfer Point (Zoned HI)

**Conditions:** 1) Access will be shared with adjacent property to the east.  
2) Maximum building size will be 7,000 square feet.  
3) There will be an on-site facility for watershed compliance.

SITE INFORMATION	
<b>Max. Developable Units &amp; Density</b>	N/A
<b>Net Density of Developable Land</b>	N/A
<b>Existing Land Use</b>	Undeveloped
<b>Acreage</b>	2.528
<b>Physical Characteristics</b>	<i>Topography:</i> Rolling <i>Vegetation:</i> Wooded <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Industrial/Corporate Park
<b>Other</b>	N/A

SURROUNDING ZONING AND LAND USE		
<b>Location</b>	<b>Land Use</b>	<b>Zoning</b>
<i>North</i>	Colonial Pipeline	HI
<i>South</i>	I/40	HI
<i>East</i>	Milan Express Trucking	HI
<i>West</i>	Thomas Built Buses	HI

<b>ZONING HISTORY</b>		
<b>Case #</b>	<b>Year</b>	<b>Request Summary</b>
		This property has been zoned HI since July 1, 1992. Prior to the implementation of the UDO, it was zoned Industrial H.

<b>EXISTING HEAVY INDUSTRIAL ZONING DISTRICT</b>
<b>HI:</b> Primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of providing appropriate locations and development regulations for uses which may have significant environmental impacts or require special measures to ensure compatibility with adjoining properties.
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<b>TRANSPORTATION</b>	
<b>Street Classification</b>	Burndt Poplar Road – Minor Thoroughfare.
<b>Site Access</b>	Existing.
<b>Traffic Counts</b>	Burndt Poplar Road ADT = 4,102
<b>Trip Generation</b>	N/A.
<b>Sidewalks</b>	N/A.
<b>Transit</b>	No.
<b>Traffic Impact Study</b>	Not required per TIS Ordinance.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

<b>ENVIRONMENTAL REVIEW</b>	
<b>Water Supply Watershed</b>	Yes, site drains to Lower Randleman Lake WS IV
<b>Floodplains</b>	N/A
<b>Streams</b>	Perennial stream in the property north of this site, 100' buffer is required if high-density development is chosen (24%-70% of built upon area) the stream buffer may encroach on this site. 50' buffer 50' buffer is required if low-density development is chosen (0%-24% of built upon area). Buffers are to be measured from top of stream bank and no built upon area is allowed within the buffer.
<b>Other</b>	Max BUA allowed for watershed density is 70%. All proposed BUA has to be treated by a state approved BMP.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
South	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
East	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
West	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

N/A

### Connections 2025 Map Policies:

*The area requested for rezoning lies within the following map classifications:*

*Industrial/Corporate Park:* This designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. Although new residential development is discouraged in areas designated for this land use category, pre-existing residential uses may be present in or adjacent to these areas. As established industrial areas redevelop, such residential, institutional, or similar uses should be protected from adverse impacts (heavy truck traffic, significant outside storage, factors such as noise, dust, and glare, etc.) through performance-based standards, buffers, and proper separation from noxious uses.

## CONFORMITY WITH OTHER PLANS

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** N/A

**Other Plans:** N/A

## STAFF COMMENTS

**Planning:** A Special Use Permit (#25) for a Refuse and Raw Material Transfer Point was approved for the property at the northwest quadrant of Burnt Poplar Road and Chimney Rock Road by the City Council on February 4, 2003. The Zoning Commission made a favorable recommendation to the Council on that request. Widening of Burnt Poplar Road will require additional right-of-way acquisition and will be completed before the solid waste transfer facility opens.

A Special Use Permit (#31) for an Asphalt Plant was approved for the 9.2-acre parcel to the east of the subject property by the Zoning Commission on July 12, 2004. The proposed use is compatible with an Asphalt Plant and with other adjacent and nearby land uses.

This area has been uniformly zoned Heavy Industrial for many years. Heavy Industrial zoning is the most appropriate designation for a Refuse and Raw Material Transfer Point. This site provides good access to Interstate 40, the Airport Area, and the growing area bounded by Winston-Salem and Kernersville, northern High Point and western Greensboro.

**GDOT:** No additional comments.

**Water Resources:** Site may potentially have wetlands. If any disturbance to wetlands is proposed permits will have to be obtained from the state and corps of engineers prior to construction.

### **STAFF RECOMMENDATION**

Based on all the information contained in this report, the Planning Department recommends approval.